

**Lyme Planning Board Minutes
September /30/2010**

Board Members and Staff Present: David Roby Chair; John Stadler Co-Vice Chair; Dick Jones Select Board Representative; Vicki Smith Board member; David Robbins Planning and Zoning Administrator

Board Members Absent: Paul Mayo Co-Vice Chair; Sam Greene Alternate Member; Freda Swan Alternate Member; Ben Kilham Alternate Member

Members of the Public Present: Jeremiah Leonard, Philip Caffry

David Roby opened the meeting at 7:05pm.

Item: 1 Acceptance of minutes from 09/09/2010

Dick moved to accept the minutes from 09/09/2010.

John seconded the motion

The motion passed unanimously.

Item: 2 Acceptance of minutes from 09/23/2010

Vicki moved to accept the minutes from 09/23/2010.

John seconded the motion

The motion passed unanimously.

Item: 3 Proposed ordinance changes

The Board reviewed a list of proposed ordinance changes that the Planning and Zoning Administrator had collected over the preceding year.

The Board discussed adding definitions for the following terms to the Zoning Ordinance:

Expansion

Hours of Operation

Closing Time

Changing the maximum distance a structure may be from the Class V, or better road that provides access to the lot. The Board reviewed maps provided by the Planning and Zoning Administrator showing structures and buffers around the roads of 250', 500' and 1000' feet. The Board asked the Planning and Zoning Administrator to make a new series of maps that would show 250' 500' and 600' foot buffers. These maps will be used at a public hearing for the proposed change. The Planning and Zoning Administrator will let the Board members know when the maps are complete, they will then come to the town office and review the maps. Any changes to the maps will be made for a final review at the next Planning Board meeting.

The Connecticut River setback reduction in section 5.13.B, references section 8.20. Section 8.20 does not specifically address the setback. The Board determined that this

was a typographical error and the reference should be section 8.24. The Planning and Zoning Administrator was asked to correct the reference in the Ordinance.

There are two sections that define the Minimum Road Frontage for a lot, sections 5.12 and 5.23. The Board will recommend the Town to delete section 5.23.

Area of signs allowed for a lot with more than one business. Because the Planning Board may increase the allowed sign area during Site Plan Review, it was determined that the ordinance did not need to be changed.

Small Wind Energy Systems, The Board discussed the need for regulations for small wind energy systems. The Planning and Zoning Administrator was asked to look for model ordinances from the State Office of Energy and Planning and from the Local Government Center for the board to review.

Delete all references to involuntary mergers, SB 406 prohibits them. The Planning and Zoning Administrator will obtain a copy of Senate Bill 406 for the Board to review to ensure that any change to the ordinance will conform to the bill.

Special Exception “to preserve historic character” The Board decided that this could be addressed at a later date.

Co-housing, The Board reviewed the current draft of a Petition Amendment to allow Co-housing in Lyme. The Board concluded that they would like to work with the petitioner to see if they could work out differences and create an amendment that both parties could agree on. The petitioner was already scheduled to meet with the Board on October 28th 2010, the Board asked the Planning and Zoning Administrator to contact the petitioner to see if they would be able to meet on October 14th. To give the Board and the petitioner more time to work out details.

The Board reviewed the specific dates for Zoning Amendments leading up to Town Meeting. Using these dates the board set the following timeline.

November 11th Zoning Ordinance Changes should be done
December 9th Public Hearing for Zoning Ordinance Changes
January 30th Last date to hold a second public hearing if necessary.
February 1st Zoning Ordinance changes to the Town Clerk.

The meeting adjourned at 9:07 pm

Respectfully Submitted
David A. Robbins
Lyme Planning and Zoning Administrator.